

ZONING ADMINISTRATOR HEARING AGENDA

**CITY OF NEWPORT BEACH
COUNCIL CHAMBERS – 3300 NEWPORT BOULEVARD
Thursday, February 25, 2010
Regular Meeting – 3:30 p.m.**

**Jim Campbell
Zoning Administrator**

NOTICE TO THE PUBLIC

HEARING ITEMS

ITEM NO. 1. Lot Line Adjustment No. LA2009-011 (PA2009-169)
2121 and 2125 Bayside Drive Council District 5

SUMMARY: A lot line adjustment to allow two adjacent parcels under common ownership to be merged into one parcel. The property is located in the R-1 (Single-Family Residential) District.

**RECOMMENDED
ACTION:**

- 1) Conduct public hearing; and
- 2) Approve Lot Line Adjustment No. LA2009-011 (PA2009-169) subject to the recommended findings and conditions.

**CEQA
COMPLIANCE:** The project is exempt from environmental review pursuant to Section 15315, Class 15 (Minor Land Divisions) of the Implementing guidelines of the California Environmental Quality Act.

ITEM NO. 2. Parcel Map No. NP2010-001 (PA2010-002)
2222 Channel Road Council District 1

SUMMARY: A tentative parcel map to subdivide an existing parcel. Each proposed lot would be developed with a new single-unit dwelling. The property is located in the R-1 (Single-Family Residential) District.

**RECOMMENDED
ACTION:**

- 1) Conduct public hearing; and
- 2) Approve Parcel Map No. NP2010-001 (PA2010-002) subject to the recommended findings and conditions.

**CEQA
COMPLIANCE:** The project is exempt from environmental review pursuant to Section 15315, Class 15 (Minor Land Divisions) of the Implementing guidelines of the California Environmental Quality Act.

APPEAL PERIOD: Modification Permit applications do not become effective until 14 days after the date of action, during which time an appeal may be filed with the Planning Commission Secretary in accordance with the provisions of the Newport Beach Municipal Code. Tentative Parcel Map, Condominium Conversion, Lot Merger, and Lot Line Adjustment applications do not become effective until 10 days following the date of action, during which time an appeal may be filed with the Planning Commission Secretary in accordance with the provisions of the Newport Beach Municipal Code.

If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

Any writings or documents provided to the Zoning Administrator regarding any item on this agenda will be made available for public inspection in the office of the Planning Department located at 3300 Newport Boulevard during normal business hours.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, the City of Newport Beach will attempt to accommodate you in every reasonable manner. Please contact the Planning Department at least 48 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible.